



Utah State Courts

CAPITAL DEVELOPMENT REQUEST FY 2022

Manti 6th District Courthouse Sanpete County

Chris Talbot- State Courts Facilities Director



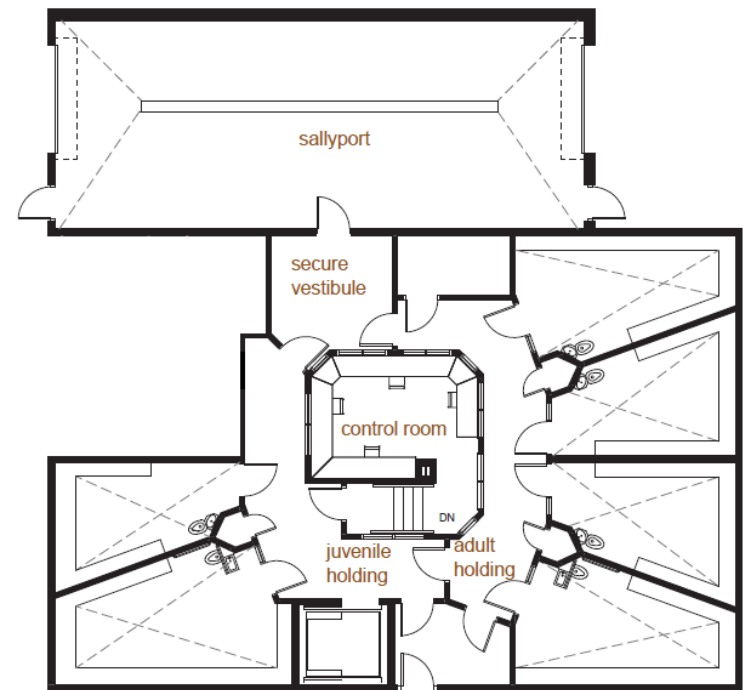
**Leased Court Location
County Administrative Office Building
Circa 1935**

GAL / Probation offices leased in separate Manti location

Judicial Facility Design Standards

Courthouse Secure Holding and Circulation

- Highly secured areas are required for prisoner holding and building security control.
- Secured prisoner holding cells / circulation must be separated and not accessible to public or court staff
- Central holding is typically located in the basement and requires a secured elevator to transport prisoners to the courtroom.
- The holding area must be divided between males / females for both adults and juveniles to meet DOC standards.



Utah State Courts

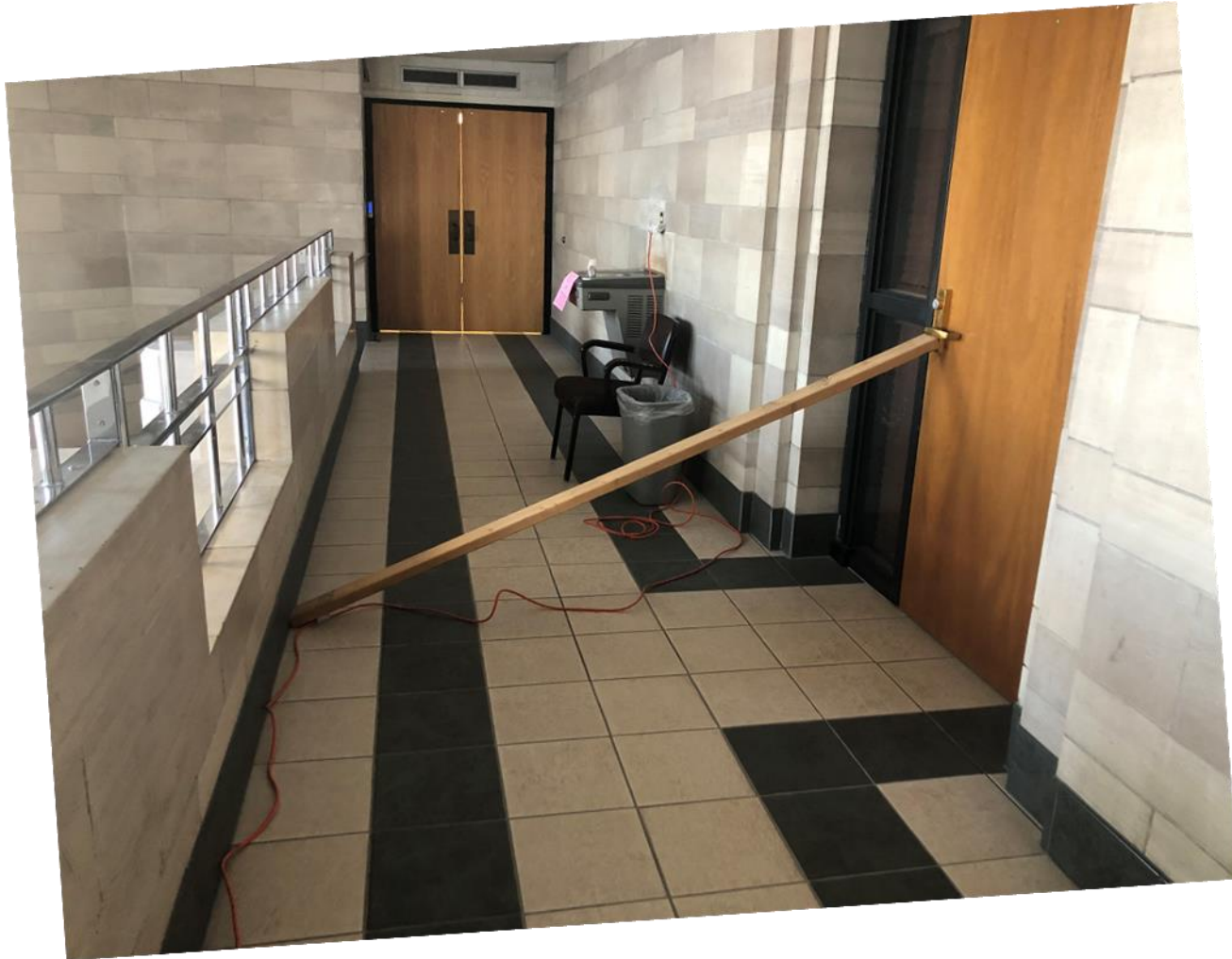
Prisoners waiting in staff / juror corridor behind courtroom for arraignment hearing



No separation between jail / prison inmates and males / females

Prisoners lined up at rear courtroom door that is also used by judge to access chambers



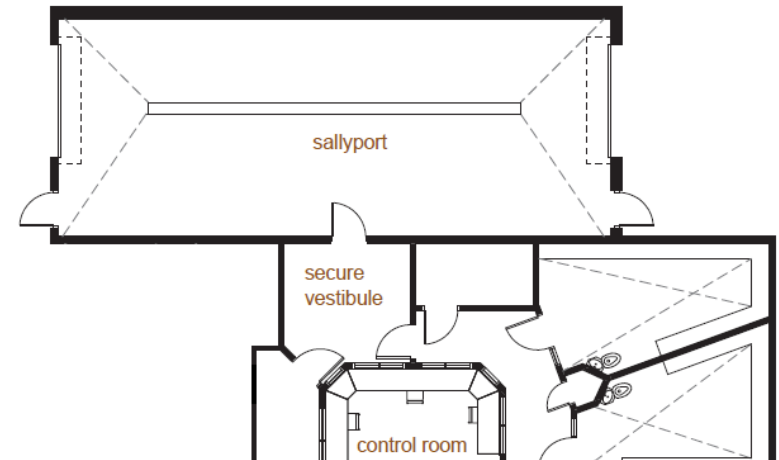


**Courtroom side exit door secured
by deputies during murder trial**

Judicial Facility Design Standards

Courthouse Secure Transportation Sally Port

- A vehicular sally port is required for secured prisoner delivery with immediate access to central holding
- Sally port must be completely enclosed with automatic roll-up doors.
- Views into the sally port of prisoner transport must be completely obscured from the outside.



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Prisoners are escorted out of the courthouse into an unsecured public parking lot for transportation



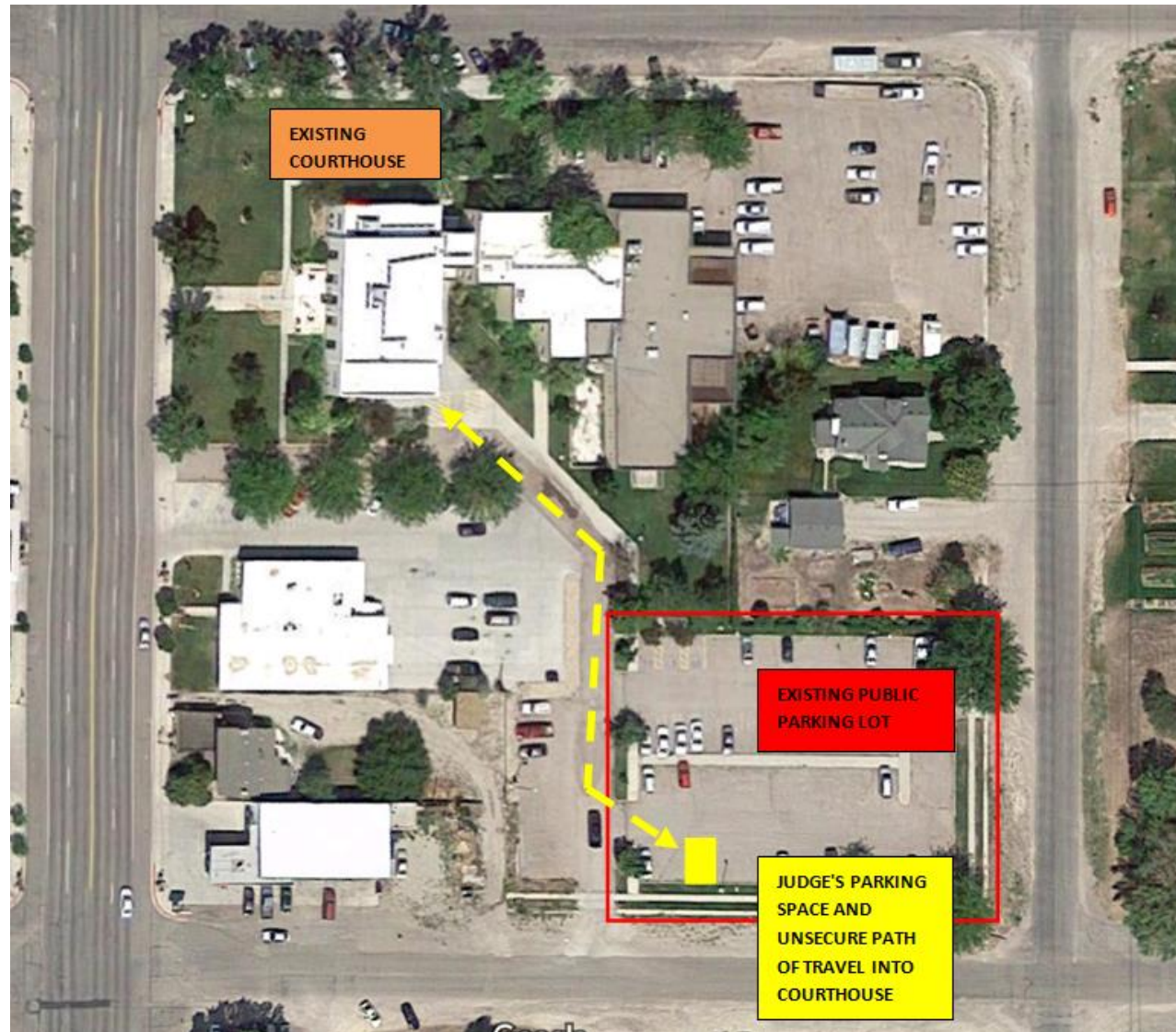
Over 700 prisoners are transported through this unsecured parking lot annually

Judicial Facility Design Standards

Courthouse Secured Judge's Parking Area

- Secured parking for judges must be attached to the courthouse adjacent to a dedicated judicial entry.
- Parking area must be surrounded by a privacy / security fence and accessed through an automatic roll-up door.
- Must be separate from prisoner transportation sally port





Existing Unsecured Judge's Parking Area

Building Renovation Option?

- **The existing facility would require a substantial remodel (removing most of the existing structure) to accommodate current security standards, ADA accessibility needs and all the programmatic requirements of the Court**
- **The County of Sanpete owns the facility and is unwilling to fund a very costly renovation to a historic building for a tenant.**
- **The County wants to recapture the leased space for County personnel to occupy**

Utah State Courts



**Current
Courthouse**

**Purchased
Courthouse Site
2.34 Acres**

New Site

**GAL /
PROB**

New Courthouse Feasibility Study



Preliminary Site Plan

Building Massing and Space Adjacencies





It is estimated that **\$155 PSF** can be directly attributed to the cost of building this courthouse to common industry standards

Manti 6th District Courthouse

FY19 Purchased Property Cost* \$ 335,103

**Purchased with Land Bank Request and to be reimbursed*

FY20 Abatement / Demolition \$ 1,070,655**

*** Demolition project funded through Court Capital Improvement request and to be reimbursed. Site ready for new construction by February 2020*

Total Funding Requested in FY 21 \$ 19,597,906

Total Funding Requested for FY22 \$ 20,461,379

Requested Annual O&M* \$ 90,388**

**** New annual amount is reduced to 56% and will be supplemented by reallocated rent (\$71,898) from existing leases.*

Effect of Construction Escalation on Total Project Cost

FY19 - \$618 PSF

FY20 - \$646 PSF

FY21 - \$683 PSF

FY22 - \$712 PSF

**\$94 PSF Cost Increase
Since FY19 CBE**



Manti 6th District Courthouse

Highest Ranked Facility Replacement Need
for State Courts

Courthouse Hard Construction Cost Comparison

Past Construction Cost						Current Building Cost *	
Year Cost Estimated	Location	Total SF	Const Cost (Hard Cost Only)	Cost PSF	Funding Method	Const Cost (Hard Cost Only)	Cost PSF
2016	Price District Court **	31,728	\$ 13,353,629	\$ 421	County revenue bond with annual payments (100%) from State	\$ 17,696,885	\$ 558
2012	Nephi District Court **	8,564	\$ 2,726,487	\$ 318	County revenue bond with annual payments (100%) from State	\$ 4,430,574	\$ 517
2020	Manti District Court	30,221				\$ 15,833,042	\$ 525

* Escalated building costs provided by DFCM based on current construction costs

** Courthouses owned by County after final revenue bond payment (30 years)

**Construction cost escalation increase
since 2012 = 38%**

COURTHOUSE INDUSTRY STANDARD ELEMENTS CONSTRUCTION COSTS

Building Area 30,221
Project Cost \$20,668,561.00

	INDUSTRY STANDARD COSTS ABOVE STANDARD CONST			INDUSTRY STANDARD COSTS + ADDITIONAL COURTHOUSE SPACES REQUIRED				INDUSTRY STANDARD COST + REQUIRED SPACES + 10% FOR REMOTE LOCATION		
	SQUARE FOOT COST PREMIUM	TOTAL COST	% OF TOTAL COST	ADDED SQUARE FOOTAGE	SQUARE FOOT COST PREMIUM	TOTAL COST	% OF TOTAL COST	SQUARE FOOT COST PREMIUM	TOTAL COST	% OF TOTAL COST
Construction Costs										
Manti Site Demolition & Abatement		\$1,070,000.00	5.63%			\$1,070,000.00	5.63%		\$1,070,000.00	5.63%
Emergency Power	\$10.90	\$329,245.40	1.73%		\$10.90	\$329,245.40	1.73%	\$11.99	\$362,169.94	1.91%
Security Cameras / Duress System	\$7.36	\$222,316.16	1.17%		\$7.36	\$222,316.16	1.17%	\$12.00	\$362,472.00	1.91%
Exterior Security Features for Deterrent Features	\$7.18	\$216,879.08	1.14%		\$7.18	\$216,879.08	1.14%	\$7.90	\$238,566.99	1.26%
Structural Upgrades for Essential Facility	\$10.12	\$305,684.72	1.61%		\$10.12	\$305,684.72	1.61%	\$11.13	\$336,253.19	1.77%
Technology, Audio Visual, DAS	\$12.72	\$384,220.32	2.02%		\$12.72	\$384,220.32	2.02%	\$13.99	\$422,642.35	2.22%
Security Elevators / Stairways / Circulation				864	\$435.00	\$375,840.00	1.98%	\$478.50	\$413,424.00	2.18%
Judges Parking				3,000	\$152.00	\$456,000.00	2.40%	\$167.20	\$501,600.00	2.64%
Central Holding / Courtroom Holding / Sally Port				1,904	\$280.00	\$533,120.00	2.81%	\$308.00	\$586,432.00	3.09%
Entry Screening Station				480	\$320.00	\$153,600.00	0.81%	\$352.00	\$168,960.00	0.89%
Total Courthouse Fitout (Construction)	\$48.28	\$2,528,345.68	13.31%	6,248		\$4,046,905.68	21.30%		\$4,462,520.47	23.49%
Soft Costs										
DPCM Design Complexity Addition		\$85,500.00	0.45%			\$85,500.00	0.45%		\$85,500.00	0.45%
Screening Station & Equipment			0.00%			\$165,000.00	0.87%		\$165,000.00	0.87%
Total Courthouse (Soft Costs)		\$85,500.00	0.45%			\$250,500.00	1.32%		\$250,500.00	1.32%
TOTAL PROJECT COSTS		\$2,613,845.68	13.76%			\$4,297,405.68	22.62%		\$4,713,020.47	24.81%

Notes:

1. Costs based upon the difference between Schools & typical Office Building Construction @ \$240/sf
2. Assumes an enclosed outdoor parking area
3. Includes additional square footage required to accommodate the additional circulation
4. Based on estimated square footage per Manti feasibility study 9/2019
- 5* Assumes 2019 costs, no escalation!

FY21 CBE Total Project Cost	\$ 20,668,561
Minus Courthouse Elements Cost	\$ 4,713,020
Comparison Total Project Cost	\$ 15,955,541
Comparison SF Cost	\$ 528

Manti Courthouse Feasibility Study Sept. 2019

PROGRAM SUMMARY AND FINDINGS

	Department Summary	Space NSF	Department GSF	Building GSF
A	Courtroom Space	5,512	6,768	8,325
B	Judicial Office Space	1,200	1,536	1,889
C	Clerk of the Court	1,756	2,243	2,759
D	Defendant-in-Custody	1,220	1,548	1,904
E	Shared & Common Spaces	2,790	3,330	11,989
F	Guardian Ad Litem	847	1,089	1,339
G	Probation	1,060	1,378	1,695
H	Meditation	200	260	320
	Totals		18,140	30,206